

# **NORTH OF SUNSET BOULEVARD**

## **(Map Sheet 5)**

### **1. ANTELOPE LAKES ESTATES**

Owner: George Ganiats  
3020 Sunset Hill  
Rocklin, CA 95677 Phone: (916) 624-0206

Engineer: Land Development Services, Inc.  
4240 Rocklin Rd., Suite 10  
Rocklin, CA 95677 Phone: (916) 624-1629

Zoning: PD-Residential (6 dwelling units per acre)

Location: The northerly terminus of Park Drive, west of Johnson Springview Park, east of Antelope Creek Park, and south of Village Oaks Drive.  
APN's 016-020-017, -021

File #: SD-91-09

Area: 38.1 acres; 4.5 acres - to be subdivided into 18 single family lots 0.9 acres - park site; 32.7 acres - unsurveyed remainder

Status: The application was approved by City Council on March 24, 1992. An extension was granted on May 7, 1996. This map expired on March 24, 1998. This property was subsequently purchased by the City for open space.

### **2. OAKRIDGE PHASE II**

Owner: John Mourier  
1830 Vernon St.  
Roseville, CA Phone: (916) 786-3040

Zoning: PD-R (Planned Development-Residential)

Location: Northeast of Oakridge Drive, at the terminus of Willard Way.  
APN 010-190-092

File #: SD-90-03

Area: 3.2 Acres

Status: Applications were submitted in 1987 and 1988 for multi-family units. In 1990 an application was made for a single-family subdivision. None of the applications have been pursued through the approval process. There is no current application for the property.

**3. COLISCH SUBDIVISION**

Owner: Richard Colisch  
5908 Woodbridge Way  
Rocklin, CA 95677

Applicant: Terrance E. Lowell and Associates  
4230 Rocklin Road, Suite 1A  
Rocklin, CA 95677 Phone: (916) 624-7829

Zoning: R1-6

Project: 8 single-family lots

Location: East of Hawes Way, approximately 160 feet south of Third Street.  
APN 010-220-14

File #: SD-91-06

Area: 2.2 acres

Status: Approved by City Council on October 22, 1991. It expired on October 22, 1995 and was not recorded.

**4. OAK ROCK ESTATES**

Owner: Jack and Geneva Barker  
304 Hammond Drive  
Auburn, CA 95603 Phone: (530) 885-6619

Applicant: Burrell Engineering Group, Inc.  
11344 Coloma Road, Suite 435  
Gold River, CA 95670 Phone: (916) 536-1900

Project: 13 single-family lots

Zoning: PD-6 (6 dwelling units per acre)

Location: The corner of 2nd and "C" Street.  
APN 010-210-19

File #: PDG-94-05, Z-94-04, SD-94-04, SPU-96-02, DR-2000-05

Area: 2.24 acres

Status: An application for a single family residential project, containing 13 lots, was recommended for approval by the Planning Commission on March 19, 1996, and was approved later by the City Council on August 27, 1996. Planning Commission, on September 1, 1998, approved a one year time extension. The

project was extended a second time by the City Council and was set to expire on August 27, 2000. The Planning Commission approved DR-2000-05 on October 3, 2000. Homes are now constructed and the project is built-out.

## **5. THE SUMMIT**

Owner: Rocklin Summit, LLC  
699 Washington Blvd.  
Roseville, CA 95678 Phone: (916) 791-9001

Location: East of the Clover Valley developments, west of Green Valley Ranch, north of Midas and Mountain View.  
APN's 030-050-013, 030-060-005, 030-140-028

File #: GPA-99-11

Area: 144 acres

Zoning: RE-20 (Residential Single-family 20,000 square-foot minimum lots)  
OA (Open Area)  
R1-12.5 (Residential Single-family, 12,500 square-foot minimum lots)

Project: Requesting approval of an amendment to the Circulation Element of the Rocklin General Plan.

Status: The application is pending.

## **6. YANKEE HILL SUBDIVISION**

Owner: George Tsakapoulis  
7423 Fair Oaks Boulevard, Suite 12  
Carmichael, CA 95608 Phone: (916) 972-7000

Applicant: Land Development Services  
Attn: William E. Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677 Phone: (916) 624-7962

Zoning: PD-3 (3 dwelling units per acre)

Location: East of Yankee Hill and just north of Pacific Street.  
APN's 045-010-024, -025, -026, -031, -032, -033, -034

File #: SD-87-17, SD-95-01, SPU-95-07  
SD-95-01A, SPU-95-07A

Area: 78.6 acres

**Project:** Construction of 199 single-family lots and a 3.5-acre park site.  
(SD-95-01A, SPU-95-07A - Applicant has returned with a modification to the Tentative Map and Development Standards of the Specific Plan Use Permit.)

**Status:** Final EIR and General Plan Amendment and Subdivision Map approved by City Council November 13, 1990, and extended to December 11, 1995. An application for a modification was submitted to the City on July 8, 1995. The revised project was recommended for approval by the Planning Commission December 19, 1995, and was approved by the City Council February 13, 1996. The map was extended by the City Council on April 13, 1999. The project is now under construction.  
Tentative Map DL-2003-02 was approved on May 20, 2003.

## **7. COMMUNITY COVENANT CHURCH**

**Proponent:** California Conference of the Evangelical Covenant Church  
5140 Topaz Avenue  
Rocklin, CA 95677  
Phone: (916) 624-1690

**Location:** 5140 Topaz Ave.  
APN 016-150-007

**Zoning:** R1-7.5 (Residential Single Family 7,500 Square Feet Minimum Lots)

**File #:** U-96-10

**Area:** 4.047 acres

**Building area:** Existing: 9,799 square feet  
Proposed: 1,983 square feet (addition)

**Proposal:** Addition of 210 seats to the existing 160 seats for a total of 370 seats; addition to the church of 1,983 square feet and installation of four modular buildings to be used as classrooms. Addition of 29 parking spaces to meet parking requirements for the church.

**Status:** The Planning Commission on February 4, 1997 approved the project.

## **8. NORTHWEST CORNER OF PACIFIC STREET & MIDAS AVENUE**

**Owner:** Southern Pacific Transportation Company  
49 Stevenson Street, 15<sup>th</sup> Floor  
San Francisco, CA  
Phone: (415) 541-7053

**Applicant:** Sierra Olympus Construction  
8265 Sierra College Boulevard, Suite 300  
Rocklin, CA 95677  
Phone: (916) 791-5385

Zoning: PD-C (Commercial)  
PD-LI (Light Industrial)

The PD-C zoning is limited to proposed Parcel A, while Parcels B, C, D, E, and F are zoned PD-LI. (The property is covered by PDG-94-03)

General Plan: The general plan designation for the property is retail commercial for the portion of the property to become proposed Parcel A, and light industrial for the portion of the property that would become proposed Parcels B, C, D, E, and F.

Location: The subject property is generally located at the northwest corner of Midas Avenue and Pacific Street.  
APN's 010-010-006, 007, 010-080-001

File #: SPU-98-14, DL 98-06, SPU-98-14A, SPU-98-14B

Area: 19.069 acres

Proposal: An application to approve a Specific Plan Use Permit and Tentative Parcel Map for a 19.069 (gross) acre parcel. Said Tentative Parcel Map to subdivide the property into 6 parcels and the Specific Plan Use Permit is to approve Light Industrial buildings on Parcels B, C, D, E, and F.

There was previously a lumber mill processing facility, gas facility, and yard on the site. Access to the proposed parcels is proposed to be from Pacific Street and Yankee Hill Road.

Proposed Site Development					
Proposed Parcel	Parcel Area (acres)	Zoning	Proposed Building Size (Square Feet)	Proposed Parking (Spaces)	Proposed Use
A	6.042	PD-C	none	none	None
B	5.250	PD-LI	8,680 warehouse 4,320 office	56	U.S. Rentals: warehouse, office, batch plant, construction equipment rental and storage, diesel fueling storage tank(s)
C	1.245	PD-LI	22,331	26	Warehouse
D	1.212	PD-LI	20,252	26	Warehouse
E	1.138	PD-LI	17,856	28	Warehouse
F	1.265	PD-LI	12,920	27	Warehouse

The proposed project includes construction on Parcels B, C, D, E, and F of one-story concrete tilt-up buildings of up to 30 feet in height, fencing, landscaping, parking, and access driveways. Hours of operation will be from 6:00 AM to 6:00 PM.

Status: The Planning Commission on April 6, 1999 approved the project. All the buildings are currently built, with exception to Parcel C which was subsequently approved for parking for Kniesels Automotive.

**9. PACIFIC STREET REZONE**

Owners: Southern Pacific Transportation Company  
C/o Mark Bonfigli  
Southern Pacific Building  
1 Market Plaza, Suite 912  
San Francisco, CA 94105

Ralph Trimm  
4490 Pacific Street  
Rocklin, CA 95677

Applicant: City of Rocklin

Location: West side of Pacific Street, north of Midas Avenue and south of Yankee Hill Road. Between Midas Avenue and Yankee Hill Road.  
APN's 010-010-006, 010-010-007, 010-040-025, 010-080-001, 010-010-005

File #: GPA-93-02, Z-93-01, PDG-94-03

Area: 30 acres

Zoning: Proposed: 2 to 5 acres on the northwest corner of Midas Avenue and Pacific Street: Planned Development: Commercial (PD-C); 25-28 acres between Midas and Yankee Hill east of Pacific Street: Planned Development: Light Industrial (PD-LI).

Proposal: A General Plan Amendment, Rezoning and General Development Plan to change the 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street to Planned Development, Commercial and to approve development standards and uses for that property, and to change the remainder of the 30 acres (approximately 25-28 acres) to planned development, light industrial, and establish development standards for that property.

Status: The project was recommended for approval by the Planning Commission on July 19, 1994, and was approved by the City Council on September 13, 1994.

**10. OLD HIGHWAY 40 BUSINESS PARK**

Owner: Fillner Construction, Inc.  
Steve Welge  
3633 Seaport Blvd  
West Sacramento, CA 95691  
Phone: (916) 372-1985

Applicant: RHL Design Group, Inc.  
Roy W. Pedro  
650 Howe Avenue, Suite 504  
Sacramento, CA 95825  
Phone: (916) 646-4003

Zoning: PD-LI (Light Industrial)

Location: 4700 Yankee Hill Road.

File #: DR-2002-24, DL-2002-04, DL-96-03 (expired Parcel Map)

Area: 10.012 acres

Proposal: Request approval of 20,000 square foot light industrial plus 8,000 square feet of offices and 8,527 square feet of light industrial buildings with associated offices. Development will encompass an open equipment/RV storage area at west corner of the site. 10,600 light industrial building with associated offices.

Status: The project was approved by the Planning Commission on May 6, 2003.

### **11. YANKEE HILL INDUSTRIAL PARK**

Owner: David Rossi  
Yankee Hill Industrial Park  
4350 Yankee Hill Road  
Rocklin, CA 95677

Applicant: Land Development Services  
4240 Rocklin Rd., Suite 10  
Rocklin, CA 95677  
Phone: (916) 624-1629

Zoning: PD-LI (Light Industrial)

Location: East of Yankee Hill Road, south of Antelope Creek.  
APN 045-020-01

File #: SPU-90-37

Area: 3.7 acres

Proposal: Industrial complex with 46,000 square-feet of building area, designed as a condominium complex.

Status: This project was approved by City Council February 2, 1988, and extended to February 9, 1991. Planning Commission, on April 2, 1991, approved a request for a modification and extension. The buildings are completed and businesses have opened.

### **12. WYATT INDUSTRIAL PARK**

Owner: Mr. & Mrs. James Wyatt  
4231 Pacific Street, Suite 4  
Rocklin, CA 95677

Applicant: Burrell Engineering  
6939 Sunrise Boulevard, Suite 121  
Citrus Heights, CA 95610 Phone: (916) 969-1900

Zoning: PD-LI (Light Industrial)

Location: 4205 Delmar Avenue  
APN's 045-320-001 thru 006

File #: DL-88-05

Area: 4.18 acres

Proposal: A 6-lot industrial park

Status: The Tentative Map was approved May 17, 1988. The Final Map has recorded, and the site improvements are completed.

### **13. ROCKLIN RANCH INDUSTRIAL PARK**

Developer: Hofmann Construction Co.  
3600 Power Inn Road  
Sacramento, CA 95826 Phone: (916) 451-2929

Location: East of Del Mar Avenue, approximately 900 feet north of Taylor Road.  
APN 045-350-001-019

File #: SD-88-06, DR-89-10, DR-89-11, DR-90-10, DR-90-09, DR-97-05, DR-97-02,  
DR-97-06, DR-97-08, DR-98-01, DR-98-02, DR-98-03, DR-98-04, SPU-2000-  
15.

Area: 16.5 acres

Zoning: PD-LI (Light Industrial)

Proposal: Light Industrial Subdivision consisting of 16 lots

Status: The Tentative Subdivision Map and the original Specific Plan Use Permit was approved by the City Council on September 27, 1988. The Final Map has since been recorded, and the industrial park is in process of development. The Planning Commission approved a Design Review application for the construction of the Delta Horseshoe building in May of 1997.

The Nauman building located on Lot 8, and the Tilton building, located on Lot 11, both received approvals for Design Review by the Planning Commission on September 2, 1997. The buildings are now complete.

Sonoran Roofing, at 4151 Citrus Avenue (APN 045-350-007), was processed and approved by the Planning Commission on November 4, 1997.



Tribex Inc., a paper laminating company, is processing an application for a 21,120 square-foot building (plus an additional 12,100 s.f. for future expansion) on lot 9. It was approved by the Planning Commission on April 7, 1998. Other Planning Commission approvals for buildings in the Rocklin Ranch Industrial Park are the Logan Smith Machine Shop, approved July 29, 1998, and Alpine Aire Foods and SJS Products buildings, both approved on August 4, 1998. Alpine Aire Foods II was approved on January 8, 1999.

#### **14. DELMAR WOODS INDUSTRIAL PARK**

Owner: Norman and Antoinette Alvis  
3630 Auburn Boulevard  
Sacramento, CA 95821 Phone: (916) 482-8623

Engineer: Frost, McCormick & Houston  
7806 Uplands Way  
Citrus Heights, CA 95618 Phone: (916) 967-9999

Zoning: PD-LI (Light Industrial)

Location: East of Delmar Avenue, approximately 1200 feet north of the tracks.  
APN 045-390-001-015

File #: SD-89-12

Acreage: 31.32 gross acres

Proposal: 24 one-acre minimum light industrial lots; 2 two-acre minimum LI lots

Status: A Tentative Map was approved by City Council on March 27, 1990. The Final Map has recorded. The City Corporation Yard is located in the industrial park.

#### **15. R.U.S.D. MAINTENANCE & FOOD SERVICES**

Owner: Rocklin Unified School District  
2615 Sierra Meadows Drive  
Rocklin, CA 95677 Phone: (916) 624-2428

Applicant: Rocklin Unified School District  
Sue Wesselius  
2615 Sierra Meadows Drive  
Rocklin, CA 95677 Phone: (916) 624-2428

Zoning: LI

Location: APN's 045-010-043 and 045-010-044

File# DR-2003-12

Area: 5 +/- acres

Proposal: Approval of design review to construct a 15,000 square foot Maintenance building and a 5,000 square foot Food Services building on front 2 ½ acres.

Status: The project was approved by the Planning Commission on January 20, 2004.

**16. SUNSET HEIGHTS**

Developer: Southfork Partnership  
2150 Douglas Boulevard  
Roseville, CA 95678 Phone: (916) 783-3300

Engineer Morton & Pitalo, Inc.  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815 Phone: (916) 927-2400

Zoning: R1-6 (Residential Single Family 6,000 Square Feet Minimum Lots)

Location: East of Whitney Boulevard, opposite Crest Drive.

File #: SD-87-14

Area: 115 acres

Project: 291 single-family dwellings

Status: The project is built out.

**17. SUNSET COUNTRY CLUB, UNIT 5**

Developer: Coker-Ewing  
2150B Douglas Boulevard  
Roseville, CA 95678

Use: 41 single-family lots

Zoning: R1-12.5 (Residential Single Family 12,500 Square Feet Minimum Lots)

Location: East of Whitney Boulevard, south of Sunset Heights, north of Bonanza.  
APN Bk. 16, Pg. 39

File #: SD-77-02

Area: 19.99 acres

Status: This project is complete.

**18. ROCKLIN RIDGE ESTATES**

Developer: John Mourier  
1840 Vernon Street, Suite 9  
Roseville, CA 95678 Phone: (916) 782-8829

Zoning: R1-7.5 (Residential Single Family 7,500 Square Feet Minimum Lots)

Location: Northeast of Sunset Blvd., north of the golf course and southwest of the northern terminus of Whitney Blvd.  
APN Bk. 370, Pages 7, 8, 9, 11, 12

File #: SD-87-08

Area: 39.4 acres

Proposal: Development of 132 single family lots

Status: Approved by the Planning Commission on January 9, 1985 and then by the City Council on March 4, 1985. The subdivision is built out.

**19. FAIRWAY HEIGHTS**

Owner: Antelope Estates  
C/o Douglas Hanzlick  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677 Phone: (916) 624-4504

Engineer: Land Development Services, Inc.  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677 Phone: (916) 624-1629

Area: 56.44 acres

Location: Northeast of Sunset, and south of the golf course.  
APN Bk. 16, Pages 47, 48, 50, 51, 53, 55

File #: SD-86-07

Zoning: PD-Residential (4 dwelling units per acre)

Proposal: 199 single-family lots

Status: Final Maps were recorded in six phases, and the project was built as a custom lot subdivision.

**20. PACBELL WIRELESS COMMUNICATION FACILITY**

Owner: Dean Hazen  
P. O. Box 609  
Rocklin, CA 95677 Phone: (808) 259-5277

Applicant: Pacific Bell Wireless  
3851 North Freeway Boulevard  
Sacramento, CA 95834 Phone: (916) 561-4037

Zoning: OA (Open Area)

Location: The subject property is generally located adjacent to the Placer County Water Agency tank located above Midas and Mountain View Drives.  
APN 030-140-025

File #: U-99-06

Area: N/A

Proposal: An application to approve a Conditional Use Permit modifying previously approved Conditional Use Permit U-87-04 to allow Pacific Bell to mount six additional panel antennae on an existing monopole owned by AT&T with the related base equipment mounted on leased space within the existing fenced area at the base of the pole.

Status: The Planning Commission approved the application on September 7, 1999.

**21. RCS WIRELESS**

Owner: Placer County Water Agency  
144 Ferguson Road  
Auburn, CA 95604 Phone: (530) 823-4881

Applicant: Roseville Telephone PCS  
224 Vernon Street  
Roseville, CA 95678 Phone: (916) 772-3043

Zoning: OA (Open Area)

Location: The subject property is the PCWA water tank, located at 3217 Midas Ave.  
APN 030-140-020

File #: U-98-07

Area: N/A

Proposal: An application to approve a Conditional Use Permit to allow the placement of three PCS cellular antennas on the existing Mountain View Drive P.C.W.A. water tank.

Status: The Planning Commission approved the project on March 16, 1999.

**22. ROCKLIN RANCH BUSINESS PARK (PHASE 3)**

Owner: Century Vision Developers, Inc.  
4711 Pell Drive, Suite 1  
Sacramento, CA 95838 Phone: (916) 920-3666

Applicant: The Spink Corporation  
2590 Venture Oaks Way  
Sacramento, CA 95833 Phone: (916) 925-5550

Zoning: PD-LI (Light Industrial)

Location: Monopoly Court and Delmar Road.  
APN's 045-320-001, -002, -003, -004, -005, and -006

File #: SPU-99-27

Proposal: Approval of four industrial buildings measuring 7,488 square feet, 6,144 square feet, 7,200 square feet, and 22,993 square feet

Status: This application was approved on October 22, 1999. The buildings have been constructed and are currently leasing space.

**23. PACIFIC POINT, LOT A**

Owner: Pico Ranch  
3707 Williams Road  
San Jose, CA 95117 Phone: (408) 248-8600

Applicant: Sierra Olympus Construction  
C/o Richie Mauro  
8265 Sierra College Boulevard, Suite 300  
Roseville, CA 95661 Phone: (916) 791-5385

Engineer: Wallace Kuhl & Associates, Inc.  
3050 Industrial Boulevard  
West Sacramento, CA 95691 Phone: (916) 372-1434

Zoning: PD-C (Commercial)

Location: Corner of Pacific Street and Midas Avenue.  
APN 010-010-018

File #: DR-2001-02, U-2001-02

Area: 6.04 acres

Proposal: An application requesting approval for a Conditional Use Permit and Design Review to develop approximately 92,000 square feet into retail, office/warehouse, and mixed-use.

Status: The application was received on February 16, 2001. The project is currently pending.

**24. VAN DYKE FABRICATION**

Owner: John and Barbara Van Dyke  
5800 Roseville Road  
Sacramento, CA 95842  
Phone: (916) 344-5221

Applicant: Champion Contractors, Inc.  
C/o Chuck Purinton  
1755 Helena Avenue, Suite C  
Sacramento, CA 95815  
Phone: (916) 925-3434

Zoning: PD-LI (Light Industrial)

Location: 4185 Citrus Avenue.  
APN 045-390-018

File #: SPU-2000-19

Proposal: Construct a 7,955 square foot warehouse and office building for light manufacturing of sheet metal products.

Status: The project was approved on October 11, 2000. Building Permits were issued for construction on August 27, 2001 and the project is now complete.

**25. ROCKLIN RANCH INDUSTRIAL PARK, LOTS 6 & 7**

Owner: Century Vision Developers, Inc.  
4791 Pell Drive, Suite 1  
Sacramento, CA 95838  
Phone: (916) 922-3600

Applicant: Comstock Johnson Architects, Inc.  
10304 Placer Lane, Suite A  
Sacramento, CA 95827  
Phone: (916) 362-6303

Zoning: PD-LI (Light Industrial)

Location: 4051 & 4061 Alvis Court.  
APN 045-390-006, -007

File #: SPU-2000-15

Area: 3.05 acres

Project: Requesting Specific Plan Use Permit and lot line merger in order to construct a large warehouse with a depressed dock. The merger of the two lots into one will facilitate the design and development of the property.

Status: Building Permits were issued on January 24, 2001. The building has been constructed and businesses are now operating.

**26. JOHN DALY & CARL PELTON BUILDING**

Owner: John Daly and Carl Pelton  
4151 Citrus Avenue  
Rocklin, CA 95677  
Phone: (916) 624-1080

Applicant: Frank D. Iturraran Construction  
11400 N. Lower Sacto Road  
Lodi, CA 95242  
Phone: (209) 365-7665

Zoning: PD-LI (Light Industrial)

Location: 4161 Citrus Avenue.  
APN 045-350-008

File #: SPU-2000-21

Area: 0.96 acres

Proposal: The construction of a commercial building for a roofing contractor. The building will consist of 58,980 square feet of office space, and 1800 square feet of warehouse space.

Status: Specific Plan Use Permit (SPU-2000-21) was administratively approved on November 1, 2000. The building has been completed.

**27. SUNSET WHITNEY SERVICE STATION**

Owner: Ronald Carceres  
610 Main Street  
Woodland, CA 95695  
Phone: (530) 661-9026

Applicant: Lex Coffroth & Associates  
C/o Brandon Rachac  
2530 J Street, Suite 300  
Sacramento, CA 95816  
Phone: (916) 448-8048

Zoning: C-2 (Retail Business)

Location: 2801 Sunset Blvd.  
APN 016-220-012

File #: U-2000-15, DR-2000-16

Proposal: Construct a 1,650 square-foot convenience store and four fuel islands with a 1,648 square-foot steel canopy above.

Status: An application for a Conditional Use Permit and Design Review was received on November 6, 2000. The Planning Commission approved the project on October 16, 2001.

**28. YAMAHA OF ROCKLIN**

Owner: Victor Guidera  
4425 Granite Drive  
Rocklin, CA 95677  
Phone: (916) 624-9211

Applicant: Ed Vorhees  
2740 Fulton Avenue  
Sacramento, CA 95821  
Phone: (916) 483-1800

Zoning: C-2 (Retail Business)

Location: The project is located at the southwest corner of Pacific Street and Farron Street, across from the Post Office.  
APN 010-191-023

File #: U-2001-09, DR-2001-06

Area: 2.5 acres

Proposal: The applicant is requesting approval of a Design Review application to allow for the construction of a 22,000 square-foot commercial building, on a 2.5-acre parcel. In addition, the applicant is also requesting approval of a Conditional Use Permit to allow motorcycle sales and a service dealership.

Status: The application was received on June 15, 2001. The Planning Commission approved the project on September 18, 2001.

**29. LES SCHWAB TIRE CENTER**

Owner: Parkside Plaza Properties  
C/o George Ganiats  
3020 Sunset Hill Road  
Rocklin, CA 95677  
Phone: (916) 624-0246



## **NORTH OF SUNSET**

**Applicant:** SFP-B Limited Partnership  
C/o Mike Oxman  
P.O. Box 667  
Prineville, OR 97754  
Phone: (541) 416-5166

**Zoning:** C-2 (Retail Business)

**Location:** North of Sunset Boulevard on the westside of Pacific Street.  
APN 010-191-025

**File #:** U-200-05, DL-2001-02, DR-2001-07

**Area:** 2.78 acres

**Proposal:** An application requesting approval of the following: 1) A Tentative Parcel Map to allow the division of an existing 6.533 acre parcel; 2) A Conditional Use Permit to allow a tire store (automotive repair); 3) A Design Review to allow construction of a 17,417 square-foot building.

**Status:** The City Council approved the project on March 26, 2002. The project is built.

### **30. BOULDER RIDGE CATV (STORAGE YARD)**

**Owner:** Boulder Ridge CATV "Starstream Communications"  
4120 Citrus Avenue  
Rocklin, CA 95677  
Phone: (916) 653-1267

**Applicant:** Dean Henderson  
4120 Citrus Avenue  
Rocklin, CA 95677  
Phone: (916) 652-1267

**Zoning:** PD-LI (Light Industrial)

**Location:** Rocklin Ranch Industrial Park, 4010 Alvis Court.  
APN 045-390-014

**File #:** SPU(A)-2001-02 (administrative approval)

**Area:** 0.92 acres

**Proposal:** The applicant requested approval of an amendment to the originally approved Specific Plan Use Permit to allow an adjacent vacant lot to be fenced in for a storage yard that will support their already existing business.

**Status:** This application was administratively approved.

**31. VERIZON WIRELESS ANTENNA AT SUNSET WHITNEY GOLF COURSE**

Owner: Margaret N. Kaveney  
4201 Midas Avenue  
Rocklin, CA 95677  
Phone: (916) 624-2612

Applicant: Verizon Wireless / Kukulica & Associates  
C/o Michelle Hightower  
1729 Rutan Drive  
Livermore, CA 94550  
Phone: (925) 699-1420

Engineer: Hammet & Edison, Inc.  
Consulting Engineers  
P.O. Box 280068  
San Francisco, CA 94128  
Phone: (707) 996-5200

Zoning: OA (Open Area)

Location: Sunset Whitney Golf Course Country Club. 4201 Midas Avenue.  
APN 030-140-009

File #: U-2001-08, DR-2001-15

Area: 185 acres

Proposal: Applicants are requesting approval of a use permit and design review application to allow for the installation of 6 panel antennas, enclosed inside of a false architectural feature made to look like the existing chimney attached to the roof of the clubhouse.

Status: The application was submitted on September 14, 2001. The Planning Commission approved the Use Permit and Design Review at the December 4, 2001 Public Hearing.

**32. R.L. MILLER BUILDING**

Owner: Raymond & Alina Miller  
3996 Bankhead Road  
Loomis, CA 95650  
Phone: (916) 652-0955

Applicant: Same as above

Engineer: Carlton Engineering  
3932 Ponderosa Road  
Shingle Springs, CA 95682  
Phone: (530) 677-5515

Zoning: PD-LI (Light Industrial)

Location: 4071 Alvis Court.  
APN 045-390-008

File #: SPU-2001-03

Area: 1.52 acres

Proposal: A Specific Plan Use Permit to allow construction of a one-story office/warehouse building with approximately 8,400 square-feet dedicated to warehouse and 1,200 square-feet dedicated to office.

Status: The application was closed.

**33. LOT 2 – ROCKLIN RANCH**

Owner: The Shaw 1989 Revocable Trust  
P.O. Box 907  
Concord, CA 94522 Phone: (925) 682-4830

Applicant: Comstock Johnson Architects  
Attn: Phil Johnson  
10304 Placer Lane, Suite A  
Sacramento, CA 95827 Phone: (916) 362-6303

Zoning: PD-LI (Light Industrial)

Locations: Rocklin Ranch Industrial Park. 4021 Alvis Court.  
APN 045-390-021

File #: SPU-2002-02

Area: 2.15 acres

Proposal: An application to approve a Specific Plan Use Permit to allow for the construction and operation of two one-story office/warehouse buildings. Building 'A' will include approximately 4,218 square feet of office space and 9,842 square feet of warehouse space. Total building area of Building 'A' is approximately 14,060 square feet. Building 'B' will include approximately 5,717 square feet of office space and 13,338 square feet of warehouse space. Total building area of Building 'B' is approximately 19,055 square feet.

Status: The application was received on June 4, 2002. The project was approved on August 20, 2002 and is now built.

**34. K&M BUILDING MATERIALS**

Owner: Frank Andrews, Jr.  
4500 Pacific Street #B  
Rocklin, CA 95667 Phone: (916) 630-2102

Applicant: Keith Perrine or Marty McCortney  
4320 Pacific Street  
Rocklin, CA 95677 Phone: (530) 320-8365

Zoning: PD-LI (Light Industrial)

Location: 4320 Pacific Street.  
APN 045-020-004

File #: DR-2002-14

Area: 1.9 acres

Proposal: Approval of a Design Review for a 384 square-foot building on a 1.9-acre site.

Status: The project was approved on March 18, 2003.

**35. KNIESELS AUTO BODY**

Owner: Pico Ranch, Inc  
3707 Williams Road, Suite #202  
San Jose, CA 95117 Phone: (408) 248-8600

Applicant: Sierra Olympus  
Attn: Steven Brown  
8265 Sierra College Boulevard, Suite 300  
Roseville, CA 95661 Phone: (916) 791-5385

Zoning: PD-LI (Light Industrial)

Location: 4680 & 4690 Pacific Street.  
APN's 010-010-020, 021

File #: U-2002-06, DR-2002-18

Area: 2.45 acres

Proposal: The applicant is requesting approval of a use permit to allow Auto Collision Repair, and Design Review approval to construct a parking lot over an existing vacant Lot C.

Status: The application was received on June 28, 2002 and was approved by the Planning Commission on December 17, 2002.

**36. DAWSON OIL CO. – CARWASH**

Owner: Dawson Oil Company Phone: (916) 624-8284  
P. O. Box 360  
Rocklin, CA 95677

## NORTH OF SUNSET

Applicant:	Dawson Oil Company Kasey E. Fray P. O. Box 360 Rocklin, CA 95677	Phone: (916) 624-8284
Zoning:	Planned Development; Light Industrial (PD LI)	
Location:	Northwest corner of Pacific Street and Delmar Avenue. A portion of APN#045-001-080	
File #:	DR-2003-09	
Area:	.97 acre (42,466 sq. ft.)	
Proposal:	Request approval of a design review to construct a 1545 s.f. carwash (Public) and provide Truck/Tanker parking (private – an extension of the established company located across Pacific Street) on the parcel described above.	
Status:	The project was approved by the Planning Commission on December 2, 2003.	